PETITION FOR ZONING VALIANCE 86-47-A TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY: The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section 18) 1802.3C.1 to permit a 1-ar yard setback of 22' in lieu of) the required 30' of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (indicate hardship or practical difficulty) ZONING DESCRIPTION Owner desires to sell property to William A. Wisner, Sr. and Kathleen L. Wisner, NE 26 his wife. Mr. and Mrs. Disner are purchasing the property with the intent of That lot or parcel of ground, situate and lying in having a modular home built with the dimensions of 28' x 52'. Coding regulathe Fifteenth Election District of Baltimore County and tions call for a 30' space between the dwelling and the adjacent property described as follows: owner's property line, as well as a 25' setback from Gilmore Avenue. BALTIMORE COUNTY
DEPARTMENT OF PUBLIC WORKS
TOWSON, MARYLAND 21204 Because the lot is situated on the corner and the front is proposed along. Being Lot No. 2 as designated on a plat entitled Resubdivision of Parts of Lots 92 and 164, Rosedale Gilmore Ave., a rear yard variance of 22' is required. BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE Terraces, Plan "C" duly recorded in the Land Records Property is to be posted and advertised as prescribed by Zoning Regulations. of Baltimore County in Plat Book E.H.K. Jr. 46, folio 54, HARRY 1 PISTEL P. E. DIRECTOR said lot being located at the west corner of Chesaco July 19, 1985 I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law For Baltimore County. and Gilmore Avenues, the dimensions of which are approxi-July 5, 1985 mately seventy-five feet by one hundred thirty-eight feet. COUNTY OFFICE BLDG. Mr. Raymond D. Lehner 111 W. Chesapeake Ave. Towson, Maryland 21204 1113 Chesaco Avenue Also known as 1107 Chesaco Avenue. I/We do solemnly declare and affirm, Baltimore, Maryland 21237 under the penalties of perjury, that I/we Mr. Arneld Jablon are the legal owner(s) of the property Zoning Commissioner which is the subject of this Petition. Nicholas B. Commodar. County Office Building Potential RE: Item No. 358 - Case No. 86-47-A Towson, Maryland 21204 Chairman Contract Purchaser: Legal Owner(s): Petitioner - Raymond D. Lehner William A. Wisner, Sr. and Kathleen Raymond D. Lehner Variance Petition Re: Item #358 (1984-1985) MEMBERS Property Owner: Raymond D. Lehner Bureau of N/W corner Chesaco & Gilmore Avenues Buthlest Lillisalis Engineering The Zoning Plans Advisory Committee has reviewed the plans sub-District 15th Department of mitted with the above referenced petition. The following comments Traffic Engineering 7844 St. Gregory Drive are not intended to indicate the appropriateness of the zoning action State Roads Commission requested, but to assure that all parties are made aware of plans or (Type or Print Name) Dear Mr. Jablon: problems with regard to the development plans that may have a bearing Baltimore, Maryland 21222 on this case. The Director of Planning may file a written report with Signature The following comments are furnished in regard to the plat submitted to this City and State the Zoning Commissioner with recommendations as to the suitability of Health Department office for review by the Zoning Advisory Committee in connection with the subject Project Planning the requested zoning. Attorney for Petitioner: Building Pepartment 1113 Chesaco Avenue 687-4776 Enclosed are all comments submitted from the members of the General Comments: Board of Education Committee at this time that offer or request information on your (Type or Print Name) Phone No. petition. If similar comments from the remaining members are received, Zoning Administration Since no public facilities are involved, this office has no comment. Baltimore, Maryland 21237 I will forward them to you. Otherwise, any comment that is not Industrial BALTIMORE COUNTY OFFICE OF PLANNING & ZONING informative will be placed in the hearing file. This petition was City and State accepted for filing on the date of the enclosed filing certificate and a Very truly yours, Name, address and phone number of legal owner, con-County Office Building hearing scheduled accordingly. em A. Marke tract purchaser or representative to be contacted 111 W. Chesapeake Avenue Towson, Maryland 21204 JAMES A. MARKLE, P.E., Chief William A. Wisner, Sr. Bureau of Public Services City and State Your petition has been received and accepted for filing this 7844 St. Gregory Dr. Nicholas B. Commodari por JAM: PMO:blp. Baltimore, MD 21222 NICHOLAS B. COMMODARI cc: File ORDERED By The Zoning Commissioner of Baltimore County, this ___ Chairman Zoning Plans Advisory Committee NBC:nr Enclosures Count on the 30th day of July , 1985 , at 10:00 o'clock cc: Mr. William A. Wisner, Sr. Petitioner Raymond D. Lehner 7844 St. Gregory Drive Petitioner's Baltimore, Maryland 21222 Attorney Chairman, Zoning Plans Advisory Committee cc: Mr. William A. Wisner, Sr. DAT BALTIMORE COUNTY
DEPARTMENT OF PERMITS & LICENSES DEPARTMENT OF TRAFFIC ENGINEERING TOWSON, MARYLAND 21204 DEPARTMENT OF PERMITS & LK TOWSON, MARYLAND 21204 494-3610 BALTIMORE COUNTY FIRE DEPARTMENT TOWSON, MARYLAND 21204-2586 494-4500 June 18, 1985 BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
TOWSON, MARYLAND 21204 TED ZALESKI, JR. STEPHEN E. COLLINS DIRECTOR PAUL H. REINCKE CHIEF June 26, 1985 Mr. Arnold Jablon June 5, 1985 Zoning Commissioner Mr. Armold Jablon, Sching Jounissioner Office of Planning and Zoning Mr. Arnold Jablen JULY 9, 1985 Zoning Commissioner Baltimore County Office Building Mr. Arnold Jablon County Office building Towson, Maryland 21204 Zoning Commissioner Towson, Maryland 21204 County Office Building Towson, Maryland 21204 Attention: Nick Commodari, Chairman ZAC-Meeting of May 28, 1985 Raymond D. Lehner Zoning Plans Advisory Committee Re: Zoning Advisory Meeting of MAY 28,1985
Item #358
Property Owner: RAYMOND D. LEHNER Item No. 350,351,352,353,354,356,357 (558)359,361,363,364,365, and 366 N/W corner Chesaco & Gilmore Avenues RE: Property Owner: Raymond D. Lehner Location: NW/CORNER CHESDOO+GILMORE Location: Existing Zoning: Location: N/W corner Chesaco and Gilmore Avenues All structures shall conform to the Baltimore County Building Code as adopted by Council Bill \$17-85, the Maryland Code for the Handicapped and Aged (A.E.S.I. #117-1 - 1980) and other applicable Codes and Standards. Proposed Zoning: The Division of Current Planning and Development has reviewed the subject Item No.: Zoning Agenda: Meeting of May 28, 1985 petition and offers the following comments. The items checked below are (B.) A building and other miscellaneous permits shall be required before the start of any construction. Gentlemen: (X)There are no site planning factors requiring comment.

(A County Review Group Meeting is required.

(A County Review Group meeting was held and the minutes will be C.) Residentials Two sets of construction drawings are required to file a purmit application. The seal of a registered in Maryland Architect or Engineer is/is not required on plans and technical data. Pursuant to your request, the referenced property has been surveyed by this forward by the Bureau of Public Services.

This site is part of a larger tract; therfore it is defined as Bureau and the comments below marked with an "X" are applicable and required D. Commercial: Three sets of construction drawings scaled and migned by a registered in Haryland Architect or Engineer shall be required to file with a permit application. Reproduced scale are not acceptable. to be corrected or incorporated into the final plans for the property. District: subdivision. The plan must show the entire tract.

)A record plat will be required and must be recorded prior () 1. Fire hydrants for the referenced property are required and shall be E. All Use Groups except R-4 Single Penily Detached Leellings require a minimum of 1 hour fire rating for exterior walls closer than 5'-0 to an interior lot line. B-4 Use Groups require a one hour wall if closer than 3'-0 to an interior lot line. Any wall built on an interior lot line shell require a fire or party wall. See Table 401, Section 10-07, Section 1506.2 and Table 1502. Be openings are permitted in an exterior wall within 3'-0 of an interior lot line. to issuance of a building permit. The arcess is not satisfactory. located at intervals or _____ feet along an approved road in accordance with Baltimore County Standards as published by the Dear Mr. Jablon: The circulation on this site is not satisfactory. The parking arrangement is not satisfactory. Parking calculations must be shown on the plan. Department of Public Works.)This property contains soils which are defined as wetlands, and The Department of Traffic Engineering has no comments development on these soils is prohibited.

Construction in or alteration of the floodplain is prohibited for item numbers 350,351,352,353,354,356,357,358,359,361,363,364,365, and 366. F. The structure does not appear to comply with Table 505 for parmissable height/area. Reply to the requested variance by this office cannot be considered until the necessary fats pertaining to height/area and ornotruction type is provided. See Table 103 and 505 and have your Architect/Engineer contact this deportment. () 2. A second means of vehicle access is required for the site. under the provisions of Section 22-98 of the Development () 3. The vehicle dead end condition shown at)Development of this site may constitute a potential conflict with the Baltimore County Master Plan.
)The amended Development Plan was approved by the Planning Board G. The requested variance appears to conflict with Section(s) ______ of the Baltimore Com, by Building Code. EXCEEDS the maximum allowed by the Fire Department.)Landscaping: Must comply with Baltimore County Landscape Manual. The property is located in a deficient service area as defined by Bill 178-79. No building permit may be issued until a Reserve () 4. The site shall be made to comply with all applicable parts of the Capacity Use Certificate has been issued. The deficient service Fire Prevention Code prior to occupancy or beginning of operation. Traffic Engineering Assoc. II The property is located in a traffic area controlled by a "D" level intersection as defined by Bill 178-79, and as conditions change traffic capacity may become more limited. The Basic Services Areas are re-evaluated annually by the County Council. (X) 5. The buildings and structures existing or proposed on the site shall I. The proposed project appears to be located in a Flood Plain, Tidel/Riverine. Please see the attached copy of Section 516.0 of the Building Code as adopted by Bill \$17-85. Bite plans shall show the correct elevations above see level for the let and the finish floor levels including basement. comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1976 edition prior to occupancy. () 6. Site plans are approved, as drawn. Walter Control () 7. The Fire Prevention Bureau has no comments, at this time.

REVINGER: Approved: Errol To Piere Prevention Bu

Special Inspection Division

/mb

Fire Prevention Bureau

147

Eugene 1 Bober

cc: James Hoswell

Chief, Lurrent Planning and Development

K. These abbrewiated coverents reflect only on the information provided by the drawings submitted to the Office of Planning and Zoning and are not invended to be construed as the full extent of any permit. If desired the applicant may obtain additional information by visiting Room 122 of the County Office Building at 111 V. hesapeake Avenue, 3. Ton, Haryland 21204.

Maring & Green Long Building St. C. E. Frenches, Chief Building Flans Beview

Pursuant to the advertisement, posting of property, and public hearing on the Petition and it appearing that strict compliance with the Baltimore County Zoning Regulations would/WOUNXXXX result in practical difficulty and unreasonable nardship upon the Petitioner(s) and the granting of the variance(s) requested well/will not enversely affect the health, safety, and general welfare of the community, the variance(s) should /should be granted.

Therefore, IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 3/ _____, 19_31___, that the herein Petition for Variance(s) to permit a rear yard setback of 22' in lieu of the required 30' in accordance with the site plan submitted and filed herein, is hereby GRANVED, from and after the date of this

> Depoty Zoning Commissioner of Baltimore County

5

Cue

RE: PETITION FOR VARIANCE NW Croner of Chesaco and Gilmore Aves. (1107 Chesaco Ave.), 15th District

BEFORE THE ZONING COMMISSIONER OF BALTIMORE COUNTY

RAYMOND D. LEHNER, Petitioner

ENTRY OF APPEARANCE

:::::::

Please enter the appearance of the People's Counsel in the above-captioned matter. Notices should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order.

> Phyllis Cole Friedman Phyllis Cole Friedman
> People's Counsel for Baltimore County

leter Max Zommermon Deputy People's Counsel Rm. 223, Court House Towson, MD 21204

I HEREBY CERTIFY that on this 10th day of July, 1985, a copy of the foregoing Entry of Appearance was mailed to Raymond D. Lehner, 1113 Chesaco Ave., Baltimore, MD 21237, Petitioner; and William A. Wisner, Sr. and Kathleen L. Wisner, 7844 St. Gregory Drive, Baltimore, MD 21222, potential Contract Purchasers.

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Arnold Jablon

TO Zoning Commissioner Date____July 15, 1985 Norman E. Garber, Director FROM Office of Planning and Zoning

SUBJECT Zoning Petitions No. 86-42-A, 86-46-A, 86-47-A, 86-48-A, 86-49-A and 86-51-A.

> These are no comprehensive planning factors requiring comment on these petitions.

> > Office of Planning and Zoning

NEG:JGH:slm

BALTIMORE COUNTY, MARYLAND No. 006855 OFFICE OF FINANCE - REVENUE DIVISION MISCELLANEOUS CASH RECEIPT DATE 7-30-85 ACCOUNT R-01-415-000 AMOUNT \$ 54,00 PROM: PROM: TRUMING LA Kelner B BOYZ ** ** CESCO: 2 33020

BALTIMORE COUNTY
OFFICE OF PLANNING & ZONING TOWSON, MARYLAND 21204

ARNOLD JABLON ZONING COMMISSIONER

JEAN M. H. JUNG DEPUTY ZONING COMMISSIONER

Mr. Raymond D. Lehner 1113 Chesaco Avenue Baltimore, Maryland 21237

> RE: Petition for Variance NW corner of Chesaco and Gilmore Avenues (1107 Chesaco Avenue) 15th Election District Case No. 86-47-A

Dear Mr. Lehner:

I have this date passed my Order in the above captioned matter in accordance with the attached.

July 31, 1985

Very truly yours, JEÁN M. H. JUNG Députy Zoning Commissioner

JMHJ:bg Attachments

DATE AND TIME: Tuesday, July 30,

PUBLIC HEARING: Room 106

more County, by authority of the Zon-ing Act and Regulations of Baltimore

Petition for Variance from Section

1802.3C.) to permit a mer year set-

back of 27 in fieu of the required

Being the property of Raymond D. Lehner as shown on the plat filed

In the event that this Petition is

granted, a building permit may be is-

sued within the thirty (30) day appeal period. The Zoning Commissioner will

however, entertain any request for a stay of the said issuance of said per-

mit during this period for good cause

shown. Such request must be receased in writing by the date of the

ARNOLD MALON
ZORING COMMISSIONER
OF BALTIMORE COUNTY

1985 at 10:00 a.m.

cc: Mr. & Mrs. William A. Wisner, Sr. 7844 St. Gregory Drive Baltimore, Maryland 21222 People's Counsel

PETITION FOR ZONING VARIANCE 15TH Election District

LOCATION:

Northwest corner of Chesaco and Gilmore Avenues (1107 Chesaco Avenue)

DATE AND TIME:

Tuesday, July 30, 1985 at 10:00 a.m.

PUBLIC HEARING:

Room 106, County Office Building, 111 West Chesapeake

Avenue, Towson, Maryland

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing:

Petition for Variance from Section 1B02.3C.1 to permit a rear yard setback of 22' in lieu of the required 30'.

Being the property of Raymond the plat filed with the Zoning Office. Raymond D. Lehner as shown on

In the event that this Petition is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be received in writing by the date of the hearing set above or made at the hearing.

> BY ORDER OF ARNOLD JABLON ZONING COMMISSIONER OF BALTIMORE COUNTY

DALTIMORE COUNTY
OFFICE OF PLANNING & ZONING
TOWSON, MARYLAND 21204
494-3353

ARNOLD JABLON ZONING COMMISSIONER

July 29, 1985

Raymond D. Lehner 1113 Chesaco Avenue Baltimore. Maryland 21237

RE: Petition for Zoning Variance NW corner of Chesaco & Gilmore Aves. (1107 Chesaco Avenue) 15th Election District Raymond D. Lehner, Petitioner Case No. 86-47-A

Dear Mr. Lehner,

This is to advise you that \$ 55.00 is due for advertising and posting of the above property. This fee must be paid before an Order is issued.

This fee must be paid and the zoning sign and post returned on the day of the hearing. Do <u>not</u> remove sign until day of the

Please make the check payable to Baltimore County, Maryland, and remit to Zoning Office, Room 113, County Office Building, Towson, Maryland 21204, before the hearing.

ARNOLD JABLON Zoning Commissioner LOCATION: Morthwest corner of Chesaca and Gilmore Avanues (1107)

CERTIFICATE OF PUBLICATION 86-47-A

OFFICE OF Dundalk Eagle

38 N. Dundalk Ave. Dundalk, Md. 21222

July 11,

THIS IS TO CERTIFY, that the annexed advertisement of arnold Jablon in the matter of Petition For Variance - 0. #67106 - Req. #L73190. The Dundalk Eagle a weekly newswas inserted in paper published in Baltimore County, Maryland, once a week EXECUTIVE Weeks before the 12th day of 1985; that is to say, the same was inserted in the issues of July 11, 1985

> Kimbel Publication, Inc. per Publisher. By L. C. Oelke

CERTIFICATE OF POSTING EPARTMENT OF BALTIMORE COUNTY

District 15 Th Posted for: Variance Petitioner: Paymond D. Lehner Location of property: NW Cor, Chesaco + Gilmore Are 1107 chosoco Itro Location of Signe Fucing Cox of therece + Gitman, April, 15' From readway. On prearly of Petitioner

PETITION FOR ZONING

15th Election District

LOCATION: Northwest cat'm; of Chesica Avenue.

LOCATION: Northwest cat'm; of Chesica Avenue.

DATE AND TIME: Tuenday, Jm.)

30, 1985 at 10:00 a.m.

PUBLIC HEARING: Runn 106,

Enunty Office Besideing. 113 W.

Chesapeake Avenue. Totalian,

Maryland.

The Zoning Commissioner of Babisame County, by authority of the Zoning Act and Welsteiners of Babimore
County, will. We public interings.

Petition for Assace from Section

1801.3C. 1 at a gain a seat juril meback of 22' in A seat of the required 30'.

Being the property of Raymond D.

Lebmer as shown an the plut find with
the Zoning Office.

In the count that Petition in
granard, a building permit may be
morn within the thirty (30) day up, on
pariod. The Fanang Commissioner

will, heavever, conservan any sequent for
a may of the immance of end permit
during this period for good Counce
shown. Seed request mean be received
in writing by the date of the hearing set
above or made at the hearing.

By O-dar Of

ARNCAD JABLON

Zoning Commissioner

of Baltistony County

July 11.

CERTIFICATE OF PUBLICATION

86-H7-A

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., appearing on

> THE JEFFERSONIAN. 18 Venetali

Raymond D. Lehner June 28, 1985 1113 Chesaco Avenue Baltimore, Maryland NOTICE OF HEARING RE: Petition for Zoning Variance NW corner of Chesaco & Gilmore Aves. (1107 Chesaco Avenue) 15th Election District Raymond D. Lehner, Petitioner Case No. 86-47-A TIME: 10:00 a.m. =7/7. DATE: Tuesday, July 30, 1985 PLACE: Room 106, County Office Building, 111 West Chesapeake Avenue, Towson, Maryland Zoning Compassioner of Baltimore County Mr. and Mrs. William A. Wisner, Sr. 7844 St. Gregory Drive Baltimore, Maryland 21222 BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE - REVENUE DIVISION MISCELLANEOUS CASH RECEIPT No. 007227 1/25 PLAT FOR ZONING VARIANCE Owner: Raymond D. Lehner Potential Contract Purchasers: William A. Wisner, Sr. and Kathleen L. Wisner District 15 Public Utilities Exist SCALE:

Zunco - D.R. 5:5 1"=30" Resubdivision Rosedale Terraces VALIDATION OR SIGNATURE OF CASHIER M7000 10 8 PARAGON KOE SU 2242

PETITION FOR ZONING VALIANCE 86-47-A TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY: The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section 18) 1802.3C.1 to permit a 1-ar yard setback of 22' in lieu of) the required 30' of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (indicate hardship or practical difficulty) ZONING DESCRIPTION Owner desires to sell property to William A. Wisner, Sr. and Kathleen L. Wisner, NE 26 his wife. Mr. and Mrs. Disner are purchasing the property with the intent of That lot or parcel of ground, situate and lying in having a modular home built with the dimensions of 28' x 52'. Coding regulathe Fifteenth Election District of Baltimore County and tions call for a 30' space between the dwelling and the adjacent property described as follows: owner's property line, as well as a 25' setback from Gilmore Avenue. BALTIMORE COUNTY
DEPARTMENT OF PUBLIC WORKS
TOWSON, MARYLAND 21204 Because the lot is situated on the corner and the front is proposed along. Being Lot No. 2 as designated on a plat entitled Resubdivision of Parts of Lots 92 and 164, Rosedale Gilmore Ave., a rear yard variance of 22' is required. BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE Terraces, Plan "C" duly recorded in the Land Records Property is to be posted and advertised as prescribed by Zoning Regulations. of Baltimore County in Plat Book E.H.K. Jr. 46, folio 54, HARRY 1 PISTEL P. E. DIRECTOR said lot being located at the west corner of Chesaco July 19, 1985 I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law For Baltimore County. and Gilmore Avenues, the dimensions of which are approxi-July 5, 1985 mately seventy-five feet by one hundred thirty-eight feet. COUNTY OFFICE BLDG. Mr. Raymond D. Lehner 111 W. Chesapeake Ave. Towson, Maryland 21204 1113 Chesaco Avenue Also known as 1107 Chesaco Avenue. I/We do solemnly declare and affirm, Baltimore, Maryland 21237 under the penalties of perjury, that I/we Mr. Arneld Jablon are the legal owner(s) of the property Zoning Commissioner which is the subject of this Petition. Nicholas B. Commodar. County Office Building Potential RE: Item No. 358 - Case No. 86-47-A Towson, Maryland 21204 Chairman Contract Purchaser: Legal Owner(s): Petitioner - Raymond D. Lehner William A. Wisner, Sr. and Kathleen Raymond D. Lehner Variance Petition Re: Item #358 (1984-1985) MEMBERS Property Owner: Raymond D. Lehner Bureau of N/W corner Chesaco & Gilmore Avenues Buthlest Lillisalis Engineering The Zoning Plans Advisory Committee has reviewed the plans sub-District 15th Department of mitted with the above referenced petition. The following comments Traffic Engineering 7844 St. Gregory Drive are not intended to indicate the appropriateness of the zoning action State Roads Commission requested, but to assure that all parties are made aware of plans or (Type or Print Name) Dear Mr. Jablon: problems with regard to the development plans that may have a bearing Baltimore, Maryland 21222 on this case. The Director of Planning may file a written report with Signature The following comments are furnished in regard to the plat submitted to this City and State the Zoning Commissioner with recommendations as to the suitability of Health Department office for review by the Zoning Advisory Committee in connection with the subject Project Planning the requested zoning. Attorney for Petitioner: Building Pepartment 1113 Chesaco Avenue 687-4776 Enclosed are all comments submitted from the members of the General Comments: Board of Education Committee at this time that offer or request information on your (Type or Print Name) Phone No. petition. If similar comments from the remaining members are received, Zoning Administration Since no public facilities are involved, this office has no comment. Baltimore, Maryland 21237 I will forward them to you. Otherwise, any comment that is not Industrial BALTIMORE COUNTY OFFICE OF PLANNING & ZONING informative will be placed in the hearing file. This petition was City and State accepted for filing on the date of the enclosed filing certificate and a Very truly yours, Name, address and phone number of legal owner, con-County Office Building hearing scheduled accordingly. em A. Marke tract purchaser or representative to be contacted 111 W. Chesapeake Avenue Towson, Maryland 21204 JAMES A. MARKLE, P.E., Chief William A. Wisner, Sr. Bureau of Public Services City and State Your petition has been received and accepted for filing this 7844 St. Gregory Dr. Nicholas B. Commodari por JAM: PMO:blp. Baltimore, MD 21222 NICHOLAS B. COMMODARI cc: File ORDERED By The Zoning Commissioner of Baltimore County, this ___ Chairman Zoning Plans Advisory Committee NBC:nr Enclosures Count on the 30th day of July , 1985 , at 10:00 o'clock cc: Mr. William A. Wisner, Sr. Petitioner Raymond D. Lehner 7844 St. Gregory Drive Petitioner's Baltimore, Maryland 21222 Attorney Chairman, Zoning Plans Advisory Committee cc: Mr. William A. Wisner, Sr. DAT BALTIMORE COUNTY
DEPARTMENT OF PERMITS & LICENSES DEPARTMENT OF TRAFFIC ENGINEERING TOWSON, MARYLAND 21204 DEPARTMENT OF PERMITS & LK TOWSON, MARYLAND 21204 494-3610 BALTIMORE COUNTY FIRE DEPARTMENT TOWSON, MARYLAND 21204-2586 494-4500 June 18, 1985 BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
TOWSON, MARYLAND 21204 TED ZALESKI, JR. STEPHEN E. COLLINS DIRECTOR PAUL H. REINCKE CHIEF June 26, 1985 Mr. Arnold Jablon June 5, 1985 Zoning Commissioner Mr. Armold Jablon, Sching Jounissioner Office of Planning and Zoning Mr. Arnold Jablen JULY 9, 1985 Zoning Commissioner Baltimore County Office Building Mr. Arnold Jablon County Office building Towson, Maryland 21204 Zoning Commissioner Towson, Maryland 21204 County Office Building Towson, Maryland 21204 Attention: Nick Commodari, Chairman ZAC-Meeting of May 28, 1985 Raymond D. Lehner Zoning Plans Advisory Committee Re: Zoning Advisory Meeting of MAY 28,1985
Item #358
Property Owner: RAYMOND D. LEHNER Item No. 350,351,352,353,354,356,357 (558)359,361,363,364,365, and 366 N/W corner Chesaco & Gilmore Avenues RE: Property Owner: Raymond D. Lehner Location: NW/CORNER CHESDOO+GILMORE Location: Existing Zoning: Location: N/W corner Chesaco and Gilmore Avenues All structures shall conform to the Baltimore County Building Code as adopted by Council Bill \$17-85, the Maryland Code for the Handicapped and Aged (A.E.S.I. #117-1 - 1980) and other applicable Codes and Standards. Proposed Zoning: The Division of Current Planning and Development has reviewed the subject Item No.: Zoning Agenda: Meeting of May 28, 1985 petition and offers the following comments. The items checked below are (B.) A building and other miscellaneous permits shall be required before the start of any construction. Gentlemen: (X)There are no site planning factors requiring comment.

(A County Review Group Meeting is required.

(A County Review Group meeting was held and the minutes will be C.) Residentials Two sets of construction drawings are required to file a purmit application. The seal of a registered in Maryland Architect or Engineer is/is not required on plans and technical data. Pursuant to your request, the referenced property has been surveyed by this forward by the Bureau of Public Services.

This site is part of a larger tract; therfore it is defined as Bureau and the comments below marked with an "X" are applicable and required D. Commercial: Three sets of construction drawings scaled and migned by a registered in Haryland Architect or Engineer shall be required to file with a permit application. Reproduced scale are not acceptable. to be corrected or incorporated into the final plans for the property. District: subdivision. The plan must show the entire tract.

)A record plat will be required and must be recorded prior () 1. Fire hydrants for the referenced property are required and shall be E. All Use Groups except R-4 Single Penily Detached Leellings require a minimum of 1 hour fire rating for exterior walls closer than 5'-0 to an interior lot line. B-4 Use Groups require a one hour wall if closer than 3'-0 to an interior lot line. Any wall built on an interior lot line shell require a fire or party wall. See Table 401, Section 10-07, Section 1506.2 and Table 1502. Be openings are permitted in an exterior wall within 3'-0 of an interior lot line. to issuance of a building permit. The arcess is not satisfactory. located at intervals or _____ feet along an approved road in accordance with Baltimore County Standards as published by the Dear Mr. Jablon: The circulation on this site is not satisfactory. The parking arrangement is not satisfactory. Parking calculations must be shown on the plan. Department of Public Works.)This property contains soils which are defined as wetlands, and The Department of Traffic Engineering has no comments development on these soils is prohibited.

Construction in or alteration of the floodplain is prohibited for item numbers 350,351,352,353,354,356,357,358,359,361,363,364,365, and 366. F. The structure does not appear to comply with Table 505 for parmissable height/area. Reply to the requested variance by this office cannot be considered until the necessary fats pertaining to height/area and ornotruction type is provided. See Table 103 and 505 and have your Architect/Engineer contact this deportment. () 2. A second means of vehicle access is required for the site. under the provisions of Section 22-98 of the Development () 3. The vehicle dead end condition shown at)Development of this site may constitute a potential conflict with the Baltimore County Master Plan.
)The amended Development Plan was approved by the Planning Board G. The requested variance appears to conflict with Section(s) ______ of the Baltimore Com, by Building Code. EXCEEDS the maximum allowed by the Fire Department.)Landscaping: Must comply with Baltimore County Landscape Manual. The property is located in a deficient service area as defined by Bill 178-79. No building permit may be issued until a Reserve () 4. The site shall be made to comply with all applicable parts of the Capacity Use Certificate has been issued. The deficient service Fire Prevention Code prior to occupancy or beginning of operation. Traffic Engineering Assoc. II The property is located in a traffic area controlled by a "D" level intersection as defined by Bill 178-79, and as conditions change traffic capacity may become more limited. The Basic Services Areas are re-evaluated annually by the County Council. (X) 5. The buildings and structures existing or proposed on the site shall I. The proposed project appears to be located in a Flood Plain, Tidel/Riverine. Please see the attached copy of Section 516.0 of the Building Code as adopted by Bill \$17-85. Bite plans shall show the correct elevations above see level for the let and the finish floor levels including basement. comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1976 edition prior to occupancy. () 6. Site plans are approved, as drawn. Walter Control () 7. The Fire Prevention Bureau has no comments, at this time.

REVINGER: Approved: Errol To Piere Prevention Bu

Special Inspection Division

/mb

Fire Prevention Bureau

147

Eugene 1 Bober

cc: James Hoswell

Chief, Lurrent Planning and Development

K. These abbrewiated coverents reflect only on the information provided by the drawings submitted to the Office of Planning and Zoning and are not invended to be construed as the full extent of any permit. If desired the applicant may obtain additional information by visiting Room 122 of the County Office Building at 111 V. hesapeake Avenue, 3. Ton, Haryland 21204.

Maring & Green Long Building St. C. E. Frenches, Chief Building Flans Beview

Pursuant to the advertisement, posting of property, and public hearing on the Petition and it appearing that strict compliance with the Baltimore County Zoning Regulations would/WOUNXXXX result in practical difficulty and unreasonable nardship upon the Petitioner(s) and the granting of the variance(s) requested well/will not enversely affect the health, safety, and general welfare of the community, the variance(s) should /should be granted.

Therefore, IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 3/ _____, 19_31___, that the herein Petition for Variance(s) to permit a rear yard setback of 22' in lieu of the required 30' in accordance with the site plan submitted and filed herein, is hereby GRANVED, from and after the date of this

> Depoty Zoning Commissioner of Baltimore County

5

Cue

RE: PETITION FOR VARIANCE NW Croner of Chesaco and Gilmore Aves. (1107 Chesaco Ave.), 15th District

BEFORE THE ZONING COMMISSIONER OF BALTIMORE COUNTY

RAYMOND D. LEHNER, Petitioner

ENTRY OF APPEARANCE

:::::::

Please enter the appearance of the People's Counsel in the above-captioned matter. Notices should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order.

> Phyllis Cole Friedman Phyllis Cole Friedman
> People's Counsel for Baltimore County

leter Max Zommermon Deputy People's Counsel Rm. 223, Court House Towson, MD 21204

I HEREBY CERTIFY that on this 10th day of July, 1985, a copy of the foregoing Entry of Appearance was mailed to Raymond D. Lehner, 1113 Chesaco Ave., Baltimore, MD 21237, Petitioner; and William A. Wisner, Sr. and Kathleen L. Wisner, 7844 St. Gregory Drive, Baltimore, MD 21222, potential Contract Purchasers.

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Arnold Jablon

TO Zoning Commissioner Date____July 15, 1985 Norman E. Garber, Director FROM Office of Planning and Zoning

SUBJECT Zoning Petitions No. 86-42-A, 86-46-A, 86-47-A, 86-48-A, 86-49-A and 86-51-A.

> These are no comprehensive planning factors requiring comment on these petitions.

> > Office of Planning and Zoning

NEG:JGH:slm

BALTIMORE COUNTY, MARYLAND No. 006855 OFFICE OF FINANCE - REVENUE DIVISION MISCELLANEOUS CASH RECEIPT DATE 7-30-85 ACCOUNT R-01-415-000 AMOUNT \$ 54,00 PROM: PROM: TRUMING LA Kelner B BOYZ ** ** CESCO: 2 33020

BALTIMORE COUNTY
OFFICE OF PLANNING & ZONING TOWSON, MARYLAND 21204

ARNOLD JABLON ZONING COMMISSIONER

JEAN M. H. JUNG DEPUTY ZONING COMMISSIONER

Mr. Raymond D. Lehner 1113 Chesaco Avenue Baltimore, Maryland 21237

> RE: Petition for Variance NW corner of Chesaco and Gilmore Avenues (1107 Chesaco Avenue) 15th Election District Case No. 86-47-A

Dear Mr. Lehner:

I have this date passed my Order in the above captioned matter in accordance with the attached.

July 31, 1985

Very truly yours, JEÁN M. H. JUNG Députy Zoning Commissioner

JMHJ:bg Attachments

DATE AND TIME: Tuesday, July 30,

PUBLIC HEARING: Room 106

more County, by authority of the Zon-ing Act and Regulations of Baltimore

Petition for Variance from Section

1802.3C.) to permit a mer year set-

back of 27 in fieu of the required

Being the property of Raymond D. Lehner as shown on the plat filed

In the event that this Petition is

granted, a building permit may be is-

sued within the thirty (30) day appeal period. The Zoning Commissioner will

however, entertain any request for a stay of the said issuance of said per-

mit during this period for good cause

shown. Such request must be receased in writing by the date of the

ARNOLD MALON
ZORING COMMISSIONER
OF BALTIMORE COUNTY

1985 at 10:00 a.m.

cc: Mr. & Mrs. William A. Wisner, Sr. 7844 St. Gregory Drive Baltimore, Maryland 21222 People's Counsel

PETITION FOR ZONING VARIANCE 15TH Election District

LOCATION:

Northwest corner of Chesaco and Gilmore Avenues (1107 Chesaco Avenue)

DATE AND TIME:

Tuesday, July 30, 1985 at 10:00 a.m.

PUBLIC HEARING:

Room 106, County Office Building, 111 West Chesapeake

Avenue, Towson, Maryland

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing:

Petition for Variance from Section 1B02.3C.1 to permit a rear yard setback of 22' in lieu of the required 30'.

Being the property of Raymond the plat filed with the Zoning Office. Raymond D. Lehner as shown on

In the event that this Petition is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be received in writing by the date of the hearing set above or made at the hearing.

> BY ORDER OF ARNOLD JABLON ZONING COMMISSIONER OF BALTIMORE COUNTY

DALTIMORE COUNTY
OFFICE OF PLANNING & ZONING
TOWSON, MARYLAND 21204
494-3353

ARNOLD JABLON ZONING COMMISSIONER

July 29, 1985

Raymond D. Lehner 1113 Chesaco Avenue Baltimore. Maryland 21237

RE: Petition for Zoning Variance NW corner of Chesaco & Gilmore Aves. (1107 Chesaco Avenue) 15th Election District Raymond D. Lehner, Petitioner Case No. 86-47-A

Dear Mr. Lehner,

This is to advise you that \$ 55.00 is due for advertising and posting of the above property. This fee must be paid before an Order is issued.

This fee must be paid and the zoning sign and post returned on the day of the hearing. Do <u>not</u> remove sign until day of the

Please make the check payable to Baltimore County, Maryland, and remit to Zoning Office, Room 113, County Office Building, Towson, Maryland 21204, before the hearing.

ARNOLD JABLON Zoning Commissioner LOCATION: Morthwest corner of Chesaca and Gilmore Avanues (1107)

CERTIFICATE OF PUBLICATION 86-47-A

OFFICE OF Dundalk Eagle

38 N. Dundalk Ave. Dundalk, Md. 21222

July 11,

THIS IS TO CERTIFY, that the annexed advertisement of arnold Jablon in the matter of Petition For Variance - 0. #67106 - Req. #L73190. The Dundalk Eagle a weekly newswas inserted in paper published in Baltimore County, Maryland, once a week EXECUTIVE Weeks before the 12th day of 1985; that is to say, the same was inserted in the issues of July 11, 1985

> Kimbel Publication, Inc. per Publisher. By L. C. Oelke

CERTIFICATE OF POSTING EPARTMENT OF BALTIMORE COUNTY

District 15 Th Posted for: Variance Petitioner: Paymond D. Lehner Location of property: NW Cor, Chesaco + Gilmore Are 1107 chosoco Itro Location of Signe Fucing Cox of therece + Gitman, April, 15' From readway. On prearly of Petitioner

PETITION FOR ZONING

15th Election District

LOCATION: Northwest cat'm; of Chesica Avenue.

LOCATION: Northwest cat'm; of Chesica Avenue.

DATE AND TIME: Tuenday, Jm.)

30, 1985 at 10:00 a.m.

PUBLIC HEARING: Runn 106,

Enunty Office Besideing. 113 W.

Chesapeake Avenue. Totalian,

Maryland.

The Zoning Commissioner of Babisame County, by authority of the Zoning Act and Welsteiners of Babimore
County, will. We public interings.

Petition for Assace from Section

1801.3C. 1 at a gain a seat juril meback of 22' in A seat of the required 30'.

Being the property of Raymond D.

Lebmer as shown an the plut find with
the Zoning Office.

In the count that Petition in
granard, a building permit may be
morn within the thirty (30) day up, on
pariod. The Fanang Commissioner

will, heavever, conservan any sequent for
a may of the immance of end permit
during this period for good Counce
shown. Seed request mean be received
in writing by the date of the hearing set
above or made at the hearing.

By O-dar Of

ARNCAD JABLON

Zoning Commissioner

of Baltistony County

July 11.

CERTIFICATE OF PUBLICATION

86-H7-A

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., appearing on

> THE JEFFERSONIAN. 18 Venetali

Raymond D. Lehner June 28, 1985 1113 Chesaco Avenue Baltimore, Maryland NOTICE OF HEARING RE: Petition for Zoning Variance NW corner of Chesaco & Gilmore Aves. (1107 Chesaco Avenue) 15th Election District Raymond D. Lehner, Petitioner Case No. 86-47-A TIME: 10:00 a.m. =7/7. DATE: Tuesday, July 30, 1985 PLACE: Room 106, County Office Building, 111 West Chesapeake Avenue, Towson, Maryland Zoning Compassioner of Baltimore County Mr. and Mrs. William A. Wisner, Sr. 7844 St. Gregory Drive Baltimore, Maryland 21222 BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE - REVENUE DIVISION MISCELLANEOUS CASH RECEIPT No. 007227 1/25 PLAT FOR ZONING VARIANCE Owner: Raymond D. Lehner Potential Contract Purchasers: William A. Wisner, Sr. and Kathleen L. Wisner District 15 Public Utilities Exist SCALE:

Zunco - D.R. 5:5 1"=30" Resubdivision Rosedale Terraces VALIDATION OR SIGNATURE OF CASHIER M7000 10 8 PARAGON KOE SU 2242